



## Wylie Planning and Zoning Commission

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### Minutes

Wylie Planning & Zoning Commission  
Tuesday February 20, 2018 – 6:00 pm  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building 100

### CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Brad Emerson, Commissioner Mike McCrossin, and Commissioner Bryan Rogers. Commissioner Roger Myers and Commissioner Jade Duan.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

### INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Commissioner Myers led the Pledge of Allegiance.

### CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

### CONSENT ITEMS

Consider and act upon approval of the Minutes from the February 6, 2018, Regular Meeting.

#### Board Action

A motion was made by Commissioner McCrossin and seconded by Commissioner Myers to approve the minutes for February 6, 2018, as submitted. Motion carried 7 – 0.

### REGULAR AGENDA

#### Regular Agenda

### **Item 1 – Preliminary Plat Redwood at the Lakes Phase 2**

Consider, and act upon a recommendation to the City Council regarding a Preliminary Plat for Redwood at the Lakes Phase 2. The Plat will create 2 lots on 30.58 acres. The subject property is generally located northeast from the intersection of Vinson Road and Allen Road.

#### **Staff Presentation**

Mr. Molina stated that the property totals 30.58 acres and will create two lots. Lot 2, Block A measures 28.42 acres and will contain 118 manufactured residential units and five private streets that will be privately maintained.

Lot 3 is zoned Neighborhood Services and measures 2.16 acres, located at the southeast corner of the intersection of Vinson Road and County Line Road.

The plat shall dedicate the necessary rights-of-way and utility easements and will be providing a 40 foot screening buffer on the frontage of County Line Road. No on street parking will be allowed as they are designated as fire lane access.

#### **Board Discussion**

The Commissioners questioned the difference between Manufactured Homes, Modular Homes and Travel trailers. Mr. Trent Wagstaff, Yes Communities, 4929 W Royal Lane, Irving, developer for the subject property, stated that the development will be Manufactured Homes.

Ms. Ollie asked for clarification, on the language of the fire lanes and easement. Mr. Craig Shelbach, 700 Highlander, Arlington, Engineering firm for the subject property, stated that the 24 foot fire lane will be striped and the language will be on the Final Plat to dedicate as fire lane, access, utility easement.

Commissioners questioned the plan for the area of Neighborhood Services. Mr. Wagstaff stated that there is no plan to develop the area at this time.

Vice Chair Owens made notation of the direction of the property should be on the southeast intersection of Vinson Road and Allen Road (County Line Road).

#### **Board Action**

A motion was made by Vice Chair Owens, and seconded by Commissioner McCrossin, to recommend approval of the Preliminary Plat for Redwood at the Lakes Phase 2. The Plat will create 2 lots on 30.58 acres. The subject property is generally located at the southeast intersection of Vinson Road and Allen Road. Motion carried 7-0.

### **Item 2 – Final Plat Inspiration Phase 5A-3**

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Inspiration Phase 5A-3 consisting of 3.125 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

### **Staff Presentation**

Mr. Haskins stated the plat will develop five residential lots and two open space lots on 3.125 acres. The property is located within the City of Wylie Extraterritorial Jurisdiction, generally located north of Parker Road on Inspiration Boulevard.

In June 2016 the Council approved the Preliminary Plat. Two revisions were made from the approved plat and the subject plat. The label for Lot 1, Block PP became Lot 4X, to allow for a drainage and pedestrian access easement. Lot 4X from the preliminary plat became Lot 5X.

### **Board Action**

With no questions for the applicant, a motion was made by Commissioner McCrossin, and seconded by Vice Chair Owens, to recommend approval to the City Council regarding a Final Plat for Inspiration Phase 5A-3 consisting of 3.125 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd. Motion carried 7-0.

### **Item 3 – Final Plat Inspiration Phase 3B-2**

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Inspiration Phase 3B-2 consisting of 14.143 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

### **Staff Presentation**

Mr. Haskins stated that the final plat will develop 46 residential lots and one open space lot on 14.143 acres. The property is located within the City of Wylie Extraterritorial Jurisdiction, generally located north of Parker Road on Inspiration Boulevard.

In June 2016 City Council approved the preliminary plat. The differences between the final plat and preliminary plat are: Lot numbers in Block MM are ten and not nine; Lot 17, Block JJ is now adjacent to Lot 18 to allow for a larger drainage area. Also, another change was Heavenly Place. City of Wylie does not allow street names to continue when a street turns 90 degrees. Therefore, the name was changed to Eminence Lane. Although on the subject plat Cobalt Bayou Lane turns 90 degrees, before considered by City Council the name will be changed.

### **Board Action**

A motion was made by Commissioner Meyers, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Final Plat for Inspiration Phase 3B-2 consisting of 14.143 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd. Motion carried 7-0.

Commissioner Rogers was excused from participating in Item 4 on the Agenda, due to a Conflict of Interest.

**Item 4 – Site Plan New Heights Baptist Church Parsonage**

Consider, and act upon a Site Plan for New Heights Baptist Church Parsonage on 8 acres, located at 340 Hooper Road.

**Staff Presentation**

Ms. Ollie stated that the property owner/applicant is proposing to develop a parsonage for staff housing and guest quarters. The structure will be 1,730 square foot duplex with a carport. Access to the dwelling will be from the existing concrete drive. New concrete will be poured to connect the existing drive to the dwelling.

**Board Action**

A motion was made by Vice Chair Owens, and seconded by Commissioner McCrossin, to approve the Site Plan for New Heights Baptist Church Parsonage on 8 acres, located at 340 Hooper Road. Motion carried 7-0.

Commissioner Rogers rejoined the meeting.

**Item 5 – Site Plan Lot 9, Block A of Regency Steel Business Campus**

**Staff Presentation**

Mr. Molina stated that the property owner/applicant is proposing to develop a two story 4,990 square foot warehouse building with 804 square feet second floor space for a furniture repair and fabrication business. The property is zoned Planned Development 2011-10-1 Light Industrial and is 0.278 acres in size. Light assembly and Fabrication uses are permitted by right within the Planned Development.

The Planned Development has standards that allow for shared parking for the total developable area. Three spaces will be provided onsite and three will be shared with the adjacent properties.

**Board Discussion**

Commissioners questioned the required parking spaces. Mr. Arnold Musadhan, 6901 Avenue K, Plano, Texas, applicant for the subject property, stated that the business is a family owned and operated furniture restoration. The number of employees/family members is four to five employees. Majority of business is conducted through online website. The facility will not be opened to the public.

**Board Action**

A motion was made by Commissioner Rogers, and seconded by Commissioner Duan, to approve the Site Plan on Lot 9, Block A of Regency Steel Business Campus, for a

furniture repair and fabrication facility on one lot that measures 0.278 acres, generally located east of Regency Drive and north of Steel Road. Motion carried 7 – 0.

#### **Item 6 – Revised Elevation Sargent Addition**

Consider and act upon a revised elevation for Sargent Addition, for an Office/Warehouse use, located at 1001 Alanis Drive, Lot 1 Block 1 of Sargent Addition.

#### **Staff Presentation**

Mr. Haskins stated that the property is located at 1001 Alanis Drive just east of the intersection of Alanis and Martinez. The property is 1.348 acres in size and is currently zoned Light Industrial (LI).

The applicant received approval on a Site Plan in May 2017, however, the applicant wished to make a change to the elevations, namely the façade, to meet the offset requirement in a different manner than approved. The applicant wishes to change from an inlet type of offset to an overhang type of offset.

#### **Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Meyers, to approve the revised elevation for Sargent Addition, for an Office/Warehouse use, located at 1001 Alanis Drive, Lot 1 Block 1 of Sargent Addition. Motion carried 7-0.

#### **Public Hearing**

#### **Public Hearing 1 – Replat Southside Addition**

Hold a Public Hearing and consider, and act upon, a recommendation to the City Council regarding a Replat for Southside Addition Lots 43R-48R; being a Residential Replat of Lots 43-46 of the Southside Addition, generally located on Stone Circle 125' east of South Birmingham Street.

#### **Staff Presentation**

Mr. Haskins stated that the applicant is requesting a residential replat to establish six residential lots on 0.6428 acres. The purpose of the replat is to reconfigure four lots into six for a townhome development.

The entire property is zoned Townhome and the proposed use is allowed by right.

Seven notifications were mailed, no comment in favor or in opposition were received of the request.

#### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Rogers and seconded by Vice Chair Owens, to recommend approval to the City Council regarding a Replat for Southside Addition Lots 43R-48R; being a Residential Replat of Lots 43-46 of the Southside Addition, generally located on Stone Circle 125' east of South Birmingham Street. Motion carried 7 – 0.

The next two public hearings were incorrectly worded on the Agenda. No action was made by Commissioners.

### **Public Hearing 2 – ZC 2018-02**

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Commercial and Industrial uses (PD-CC-LI) on approximately 8 acres, located at 1900 N SH. **ZC2018-02**

### **Public Comments**

Chair Smith opened the Public Hearing.

### **Public Hearing 3 – ZC 2018-04**

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Business Government (BG) for Community College use on approximately 54 acres, **ZC 2018-04**

### **Public Comments**

Chair Smith opened the Public Hearing.

Ms. Ollie introduced Matthew Sims, a recent Public Administration graduate of University of Texas at Austin, He met with staff and attended the P&Z meeting to get firsthand knowledge of Planning and Local Government.

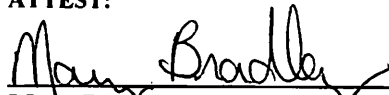
Ms. Bradley stated that the next meeting will be held March 6, 2018.

### **ADJOURNMENT**

A motion was made by Commissioner Rogers, and seconded by Commissioner McCrossin to adjourn the meeting at 7:09PM. All Commissioners were in consensus.

  
Ron Smith, Chair

ATTEST:

  
Mary Bradley, Administrative Assistant

Minutes February 20, 2018  
Wylie Planning & Zoning Commission  
Page 6 of 6